



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, OCTOBER 18, 2016, 4:45 PM

Joseph Doorley Municipal Building, 1st Floor Meeting Room
444 Westminster Street, Providence, RI 02903

OPENING SESSION

- Call to Order
- Roll Call
- Approval of minutes from the September 20, 2016 meeting – for action
- Director's Report

MINOR SUBDIVISION

1. Case No. 16-042 MI – 25 Balton Road

The applicant is proposing to subdivide a lot in the R-1A zone measuring 40,750 SF into five lots. Two of the lots will measure approximately 8,750 SF. The other lots will approximately measure 7,727 SF, 8,024 SF and 7,500 SF – for action (AP 93 Lot 347, Blackstone)

MAJOR LAND DEVELOPMENT PROJECT PUBLIC HEARING

2. Case No. 16-043MA – 148 West River Street

The applicant is requesting a major change/amendment to an approved plan. The CPC approved a two (2) story 12,000 SF addition and atrium to a medical office building in September 2016, which the applicant is proposing to alter to a three (3) story 17,000 SF atrium and addition. The property is zoned M-1 – for action (AP 100 Lots 15 and 49, Mt. Hope)

MAJOR LAND DEVELOPMENT PROJECT PUBLIC HEARING

3. Case No. 16-011 MA – 93 Cranston Street

The applicant is requesting a major change to an approved plan. This proposal originally consisted of construction of two buildings, a four story residential building and a three story mixed use building with 8,000 square feet of retail space. The applicant is proposing to amend the plan by removing the residential units above the retail building and providing 30 residential units in a separate four story building. The lots are zoned C-2 – for action (AP 29 Lots 505, 504, 194 and 193, Upper South Providence)

MAJOR LAND DEVELOPMENT PROJECT PUBLIC INFORMATIONAL MEETING

4. Case No. 16-048 MA – 371 Pine Street

The applicant is proposing to construct a five story hotel building with 91 rooms and a building footprint of 11,270 SF. The site is located in the C-2 zone under the Transit Oriented District (TOD) overlay. Ninety one parking spaces are required but 65 are proposed in addition to landscaping and other site improvements. The applicant is requesting a dimensional adjustment from the parking requirement. The applicant is also requesting waivers from TOD design regulations pertaining to the main building entrance fronting on a street and transparency of building facades on a street – for action (AP 24 Lot 654, Upper South Providence)

DEPARTMENT OF PLANNING AND DEVELOPMENT
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INSTITUTIONAL MASTER PLAN

5. Rhode Island Hospital Institutional Master Plan Amendment

The applicant is seeking approval of the Institutional Master Plan Amendment detailing changes to the Rhode Island Hospital campus expected to occur within the next ten years. The applicant has also submitted a traffic study detailing movement of vehicles around the site – for action

ADJOURNMENT

IMPORTANT INFORMATION

- All applicants are required to attend or be represented at the meeting.
- This meeting is accessible to all persons.
- Individuals requesting interpreter services must notify the Department of Planning and Development at 680-8400, 48 hours in advance of the hearing date.
- Contact Choyon Manjrekar with the Department of Planning and Development at 680-8525 or cmanjrekar@providenceri.com if you have any questions regarding this meeting.

posted 10/11/16